

White's Creek Marina Condominium Association

P.O. Box 1361

Ocean View, DE 19970



2022 ANNUAL MEETING MINUTES

Date: Saturday, April 23, 2022

Time: 10:00 AM EST

Location: Millville Fire Company Truck Bays, 35554 Atlantic Ave., Millville, DE 19967

Call to Order: President Tom Burns called the meeting to Order and stated that with the 70 proxy votes and those in attendance, we have a Quorum.

Mass Mailing: Tom mentioned that there was a mass mailing in preparation to the meeting that included the 2021 Annual Meeting Minutes, the Annual Budget, 2022 Dues Invoice, 2022 Special Assessment, and the Agenda for the current Annual Meeting.

Motions: There were motions made, seconded, and passed to accept the 2021-2022 Budget and the 2021 Annual Meeting Minutes.

Board Terminating Their Positions: Tom relayed that the current board members are terminating all of their positions. Tom has sold his slip and, therefore, cannot hold a position. He holds the positions of President and Secretary. Karen Pennypacker (Treasurer) has held her position for 14 years and wishes to step down, as well as Dave Long, who held the position of Vice President. With no one coming back for the next year (2022), Tom wants to send out a request for volunteers to fill those positions unless he could get volunteers now. Robert Naylor stepped forward to accept a position. Without objection, Robert was appointed President. Karen assured that when someone volunteers for Treasurer, she would gladly assist them for the upcoming year as needed. It was asked if members volunteered to be in a particular position or just to be on the board and then the board decides which board member takes which position. Tom said it was the latter. Tom was asked, and he answered that if the board remained vacant, a management company would be needed in its place, which would be very expensive. Tom briefly described all of the positions in answer to a member asking if the positions are described in the Bylaws, which they are.

Treasurer's Report: Karen reported that the regular checking account has a balance of \$44,812.08, the Capital Improvement account has a balance of \$284,342.77, and the CD has a value of \$32,411.17.

Maintenance Report: Joe Hyde was introduced as volunteer head of marina maintenance, and asked for help to nail loose boards within the marina after storms/high tides, filling in sinkholes along the bulkhead, weeding, etc. Members immediately and formally thanked Joe for his volunteering and hard work keeping the marina safe and maintained (**applause**).

Ice Eaters Maintenance: Tom mentioned that, to save the members money, we have volunteers who, just for the cost of gas, take the Ice Eaters to a company in Owings Mill, MD to be maintained in working order. However, this year, there will be an additional expense to rebuild all of them.

Old Business:

- The Marina will not open until May 1st this season and next due to reconstruction. This is the date stated in the Bylaws; however, previous years we allowed an early opening. We will monitor the 2023 season; however, the 2022 construction is behind already, so we will hold to the May 1st date. After construction on all Docks are completely finished, we will readdress opening and closing dates for the future.
- 2021-2022 Reconstruction of Pier/Dock B. There was a formal recognition for Bob, Alex and Dave's critical help assisting the construction crew when needed. Construction delay was due to DNREC's permit process, delay in securing materials, and an increase in material costs of \$30K. Also, we had an electrician lined up, but they could not start on time when needed, so we went with another electrician who came in at an overall lower cost in labor, but materials went up \$7K. Additional dedicated outlets were added on every finger pier for the ice eaters as well as owners/renters usage. The cost of plumbing materials also went up, but the final figures have not come in yet. We locked in a contract for the remaining reconstruction of Docks C & D; however, if we held the contractor to those figures, he would have walked, therefore those contracts are now void. Many owners in attendance stated to Tom that if contractors ever tell us that materials have risen greater than 10%, we can demand to see their invoice proving the increase.
- Again, as construction is continuing, we will open May 1, 2022.

New Business:

- Many slip owners complained about delays in constructing their contracted boat lifts due to lack of pilings and the piling costs rising. Prices went up \$800-\$2000/piling, and they are worried that their permits will expire. There were many suggestions made from those in attendance as to how to combat those problems.
- There is a new gate code that will be given out upon payment of dues and receipt of proof of insurance.
- Review of Safety Measures: No Marina foot traffic during reconstruction; No servicing of boats or transferring fuel or oil in marina; No Fishing from WCM Docks/Piers/Promenade.
- There was an increase on the Marina's insurance by \$4K (from \$13K to \$17K because of the increased value of the marina due to the reconstruction).
- Tom mentioned that the dues for 2022 will remain at \$300; however, this only covers the bare necessities, and does not add to capital monies. No one made plans in the past to increase dues to cover any reconstruction as is going on now, and therefore, we had to have these Special Assessments. After the reconstruction is complete, we should discuss an increase in dues with insurance costs increasing. Also, we should be putting aside a dedicated portion for future capital improvements, so hopefully, there will not be a need for future special assessments.
- The need for marina standardization and selection of a WCM electrician and plumber was noted.
- The need to keep costs down was emphasized as well as the need for volunteers – from Board officers to gardeners.
- 2023 Reconstruction of the Promenade and Pier/Dock C will be a focus for the upcoming year.
- The challenge of paying for the Pier/Dock D reconstruction to complete the White's Creek Marina Restoration was also mentioned.

Meeting Adjourned: A motion to adjourn the 2022 Annual Meeting was made, seconded, and passed at 11:30 am.